



June 20, 2005

Honorable Ron Gonzales and
Members of the Coyote Valley Specific Plan Task Force
c/o Sal Yakubu, Principal Planner
City of San Jose
801 N. First Street
San Jose, CA 95110-1704

Re: CVSP Timing and Logistical Requirements Discussion

Dear Mayor Gonzales and Coyote Valley Specific Plan Task Force Members:

The letter is in regard to the April 28, 2005 memo from Mayor Ron Gonzales and Councilmember Forrest Williams concerning CVSP Timing and Logistical Requirements. LAFCO has reviewed this memo and has a few comments concerning some of the ideas and concepts discussed in the memo.

LAFCO staff has been attending the Coyote Valley Specific Plan community workshops and participating on the CVSP Technical Advisory Committee in order to stay informed about the development of the specific plan and to provide input where appropriate and in anticipation of the City's plans to apply to LAFCO for an Urban Service Area expansion and annexation of Central Coyote Valley.

We agree that permanent protection of the South Coyote Greenbelt and Greenbelt permanence should be an extremely high priority. Furthermore, we agree that the Coyote Valley Specific Plan should include mechanisms to facilitate the permanent protection of the Greenbelt.

Development of the Coyote Valley will result in the conversion of thousands of acres of prime agricultural land. LAFCO policies discourage USA expansions that include agricultural and open space land. LAFCO strongly encourages the city to develop effective mitigation measures to address the loss of the agricultural and open space lands. As part of the USA amendment process, LAFCO will require an explanation of why the inclusion of agricultural and open space lands is necessary and how the loss of such lands will be mitigated.

Some of the ways (as stated in LAFCO policies) to mitigate for this loss include, but are not limited to: acquisition and dedication of farmland, development rights, open space and conservation easements to permanently protect adjacent and other agricultural lands within the county, participation in other development programs such as transfer or purchase of development rights, payments to recognized

government and non-profit organizations for such purposes, and establishment of buffers to shield agricultural operations from the effects of development.

As mentioned earlier, development of the Coyote Valley will result in the conversion of thousands of acres of prime agricultural land. Therefore, any agricultural lands converted to urban uses would result in the loss of agricultural land, irrespective of whether these lands are developed as residential, industrial, commercial, public, or institutional uses. We believe this loss must be mitigated.

LAFCO WILL CONTINUE TO PROVIDE INPUT WHERE APPROPRIATE

LAFCO staff will continue to attend the Coyote Valley Specific Plan community workshops and participate on the CVSP Technical Advisory Committee in order to stay informed and to provide input where appropriate. If you have any questions regarding these comments, you can reach me at (408) 299-5127. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "N Palacherla" with a stylized flourish at the end.

Neelima Palacherla, LAFCO Executive Officer
LAFCO of Santa Clara County

Cc: Coyote Valley Specific Plan Task Force
LAFCO Members

Attachment

LAFCO's Urban Service Area Amendment Policies